

AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,878th Meeting



9:00 a.m. March 17, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

1. **ADMINISTRATIVE PLANNING CASE P04-1080 (Continued from March 3, 2005):** Proposed Minor Conditional Use Permit by Mark Moscal on behalf of Nations Rent to install a 2,000 gallon above ground fuel tank for non-commercial use at an existing equipment rental and storage facility on approximately 6 acres located at 3275 Columbia Avenue, situated at the northwesterly corner of Columbia Avenue and Primer Street, in the C-3 General Commercial Zone. *(The applicant requests further continuance to April 7, 2005 and staff concurs.)*
2. **PLANNING CASE P04-1039:** Proposed Environmental Initial Study of a grading plan by Loren Brucker on behalf of Elmer Marroquin to create an approximately 11,000 square-foot split level building pad to accommodate an approximately 4,054 square-foot, two-story single family residence on approximately 0.78 vacant acres located at 4737 Indian Hill Road, situated on the northwesterly side of Indian Hill Road, northerly of Mission Inn Avenue, in the RC - Residential Conservation Zone. Related deviations to the Grading Ordinance may be considered. *(This project also involves Certificate of Appropriateness and Variance applications, Planning Cases P04-0753 and P04-1232.)*

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 3a. **PLANNING CASE P04-0803 (Continued from March 3, 2005):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests further continuance to the April 7, 2005 meeting and staff concurs.)*
- 3b. **PLANNING CASE P04-0967 (Continued from March 3, 2005):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests further continuance to the April 7, 2005 meeting and staff concurs.)*
4. **PLANNING CASE P04-1379 (Continued from March 3, 2005):** Proposal of Thu Tran for a conditional use permit for an automotive repair facility on an approximately .5 acre parcel developed with an automotive repair facility at 11009 and 11019 Hole Avenue, situated on

the northerly side of Hole Avenue, between Wells and Doane Avenues, in the C-3 — General Commercial Zone. *(Staff requests continuance off calendar.)*

- 5a. **PLANNING CASES P04-1476 and P04-1477 (Continued from March 3, 2005):** Proposed planned residential development and design review by Withee Malcolm Architects on behalf of Lard Investments L.P. to establish a 95 unit planned residential development with 95 one, two and three-bedroom apartment units together with parking, private and common open space areas on approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, in the R-1-65 Single Family Residential Zone. *(These cases are being heard concurrently with Planning Case P04-1478.) (The applicant requests further continuance to April 7, 2005 and staff concurs.)*
- 5b. **PLANNING CASE P04-1478 (Continued from March 3, 2005):** Proposed rezoning by Withee Malcolm Architects on behalf of Lard Investments L.P. to amend the Municipal Code (Title 19) to rezone approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, from the R-1-65 Single Family Residential Zone and the C-2 - Restricted Commercial Zone to the R-3 Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1476 and P04-1477.) (The applicant requests further continuance to April 7, 2005 and staff concurs.)*
- 6a. **PLANNING CASE P04-1540 (Continued from March 3, 2005):** Proposed rezoning by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to amend the Municipal Code (Title 19) to rezone 4 parcels totaling approximately 3 acres, each developed with single family residences and related accessory buildings, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, from the R-1-65- Single Family Residential Zone to the R-3-Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1541, P04-1542, and P04-1543.) (The applicant requests further continuance to April 7, 2005 and staff concurs.)*
- 6b. **PLANNING CASE P04-1541 (Continued from March 3, 2005):** Proposed Tract Map 33290 by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to subdivide 4 existing parcels developed with 4 single family residences and related accessory buildings totaling approximately 3 acres for condominium purposes to facilitate development of a 65 unit residential condominium project, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540, P04-1542, and P04-1543.) (The applicant requests further continuance to April 7, 2005 and staff concurs.)*
- 6c. **PLANNING CASES P04-1542 and P04-1543 (Continued from March 3, 2005):** Proposed Planned Residential Development permit and design review of a plot plan and building elevations by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to establish a 65 unit planned residential development with 65 two bedroom units together with parking, private and common open space on approximately 3 acres currently developed with

four single family residences and related accessory buildings at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540 and P04-1541) (The applicant requests further continuance to April 7, 2005 and staff concurs.)*

7. **PLANNING CASE P04-0913 (Continued from February 17, 2005)**: Proposal by the Woodcrest Christian School System to change the street name for a portion of Dauchy Avenue between Van Buren Boulevard and a point approximately 1,260 feet south from Dauchy Avenue to Royal Drive.
- 8a. **PLANNING CASE P04-1289 (Continued from March 3, 2005)**: Proposed conditional use permit by Terry Talley on behalf of Neal T. Baker Enterprises to construct an approximately 2,100 square foot fast food restaurant with a drive thru “Baker’s” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1290 and P04-1292.)*
- 8b. **PLANNING CASE P04-1290 (Continued from March 3, 2005)**: Proposed conditional use permit by William Navigato to construct and operate an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blain Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1292.)*
- 8c. **PLANNING CASE P04-1292 (Continued from March 3, 2005)**: Design Review of Plot Plan and Building Elevations by Terry Talley on behalf of Neal T. Baker Enterprises for an approximately 2,100 square foot fast food restaurant with a drive thru and an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1290.)*
9. **PLANNING CASE P04-1493 and P04-1494 (Continued from March 3, 2005)**: Proposed Parcel Map 33033 and design review case by Robert Porter on behalf of Ed Bonanni, to subdivide approximately 4.3 acres into 8 parcels for industrial purposes and construct 8 industrial buildings, situated on the west side of Doolittle Street, south of Morris Street in the MP- Manufacturing Park Zone.
10. **PLANNING CASE P04-1495 and P04-1496 (Continued from March 3, 2005)**: Proposed Parcel Map 33034 and design review case by Robert Porter on behalf of Ed Bonanni, to subdivide approximately 6.92 into 6 parcels for industrial purposes and construct 6 industrial buildings, situated on both sides of Rivera Street, between Garner and Alamo Streets in the M - 1- Light Manufacturing Zone.

- 11a. **PLANNING CASE P04-1488:** Proposed Tract Map 33253 by Bonanni Development, Inc. to subdivide an approximately 15.7 acre site developed with one single family residence, one warehouse building and related accessory buildings into 80 lots for single family residential purposes, located at 4320 -4350 Alamo Street, situated on the southerly side of the westerly terminus of Alamo Street, southerly of the current terminus of Rivera Street, and easterly of the Santa Ana River in the R-1-65 - Single Family Residential and M - 1- Light Manufacturing Zones. *(This case to be heard concurrently with Planning Cases P04-1489, P04-1490 and P05-0110).*
- 11b. **PLANNING CASE P04-1489:** Proposed rezoning by Bonanni Development, Inc. to amend the Municipal Code (Title 19) to rezone 5 parcels totaling approximately 5.76 acres developed with one single family residence, one warehouse building and related accessory buildings located at 4320 - 4350 Alamo Street, situated on the southerly side of the westerly terminus of Alamo Street, southerly of the current terminus of Rivera Street, and easterly of the Santa Ana River, from the M - 1- Light Manufacturing Zone to the R-1-65 - Single Family Residential Zone. *(This case to be heard concurrently with Planning Cases P04-1488, P04-1490 and P05-0110).*
- 11c. **PLANNING CASE P04-1490:** Proposed general plan amendment by Bonanni Development, Inc. to amend the land use designation for 9 parcels totaling approximately 15.70 acres developed with one single family residence, one warehouse building and related accessory buildings located at 4320 - 4350 Alamo Street, situated on the southerly side of the westerly terminus of Alamo Street, southerly of the current terminus of Rivera Street, and easterly of the Santa Ana River, from ILT - Light Industrial to RMD - Medium Density Residential. *(This case to be heard concurrently with Planning Cases P04-1488, P04-1489 and P05-0110).*
- 11d. **PLANNING CASE P05-0110:** Proposed street vacation by Bonanni Development, Inc. to vacate the westerly approximately 357 feet of Alamo Street, situated westerly of the existing intersection of Alamo and Rivera Streets. *(This case to be heard concurrently with Planning Cases P04-1488, P04-1489 and P04-1490).*
12. **PLANNING CASE P05-0031:** Proposed Parcel Map 33321 by Thaddeus Williams to subdivide an approximately 0.44 acre parcel developed with three single family residences and related accessory buildings into 2 lots, located at 3651 Donald Avenue, situated on the easterly side of Donald Avenue and on the westerly side of Wilbur Street, northerly of Andrew Street, in the R-1-65-Single Family Residential Zone.

9:30 a.m.

- 13a. **PLANNING CASE P04-1471:** Proposed General Plan Amendment by Riverside Clinic Investors IV to amend the General Plan land use designation of six existing parcels, 4 of which are developed with single family residences and 2 of which are vacant, totaling approximately 1.26 acres located at 3517 - 3573 Harding Street, situated on the easterly side of Harding Street between Nixon Drive and State Highway 91 from RMD - Medium Density Residential to OLR - Low Rise Office. *(This case to be heard concurrently with Planning Cases P04-1472, P04-1473 and P05-0165).*

- 13b. **PLANNING CASE P04-1472**: Proposed Rezoning by Riverside Clinic Investors IV to amend the Municipal Code (Title 19) to rezone 20 existing parcels, 6 of which are developed with single family residences, 6 of which are developed with a surface parking lot and 8 of which are vacant, totaling approximately 6.3 acres located at 3517 - 3573 Harding Street, 7101 - 7145 Brockton Avenue and 6920 - 6930 Nixon Drive, situated between Harding Street and Brockton Avenue and between Nixon Drive and State Highway 91, from the R-1-65 - Single Family Residential Zone to the RO - Restricted Office Zone and from the RO-S-1, RO-S-2 and RO-S-3 - Restricted Office - One, Two and Three Two-Story Height of Buildings Combining Zone to the RO - Restricted Office zone. *(This case to be heard concurrently with Planning Cases P04-1471, P04-1473 and P05-0165).*
- 13c. **PLANNING CASE P04-1473**: Proposed Design Review by Riverside Clinic Investors IV of a plot plan and building elevations of a two-phase project, with the first phase consisting of the establishment of an approximately 130,000 square-foot three-story medical office building and related on-site parking and landscape improvements on approximately 6.3 acres developed with six single family residences and a surface parking lot located at 3517 - 3573 Harding Street, 7101 - 7145 Brockton Avenue and 6920 - 6930 Nixon Drive, situated between Harding Street and Brockton Avenue and between Nixon Drive and State Highway 91, in the RO-S-1 - Restricted Office - One-Story Height of Buildings Combining Zone, RO-S-2 - Restricted Office - Two-Story Height of Buildings Combining Zone, RO-S-3 - Restricted Office - Three-Story Height of Buildings Combining Zone and R-1-65 - Single Family Residential Zone and the second phase consisting of the demolition of approximately 40,550 square feet of an existing 64,000 square-foot medical office building and the installation of approximately 217 additional parking spaces and related landscape improvements on an approximately 3.77 acre parcel developed with the existing Riverside Medical Clinic facility, located at 3660 Arlington Avenue, situated on the southerly side of Arlington Avenue, easterly of Brockton Avenue, in the RO - Restricted Office Zone. *(This case to be heard concurrently with Planning Cases P04-1471, P04-1472 and P05-0165).*
- 13d. **ADMINISTRATIVE PLANNING CASE P05-0165**: Proposed administrative variance by Riverside Clinic Investors IV related to establishment of an approximately 130,000 square-foot three-story medical office building and related on-site parking and landscape improvements on approximately 6.3 acres developed with six single family residences and a surface parking lot located at 3517 - 3573 Harding Street, 7101 - 7145 Brockton Avenue and 6920 - 6930 Nixon Drive, situated between Harding Street and Brockton Avenue and between Nixon Drive and State Highway 91, in the RO-S-1 - Restricted Office - One-Story Height of Buildings Combining Zone, RO-S-2 - Restricted Office - Two-Story Height of Buildings Combining Zone, RO-S-3 - Restricted Office - Three-Story Height of Buildings Combining Zone and R-1-65 - Single Family Residential Zone. **Administrative variance requested:** to permit to allow the proposed three-story medical office building to be 45 feet in height where the maximum height of buildings permitted in the RO - Restricted Office zone is 40 feet. *(This case to be heard concurrently with Planning Cases P04-1471, P04-1472 and P04-1473).*
14. **PLANNING CASE P05-0055**: Proposed conditional use permit by Tony Sara to allow a temporary 720-square-foot sales trailer during renovation of an existing automotive dealership on approximately 12.5 acres at 8330 Indiana Avenue, situated on the southwest corner of

Indiana Avenue and Auto Center Drive, in the C-3-SP – General Commercial and Auto Center Specific Plan Overlay Zone.

10:00 a.m.

15. **PLANNING CASES P05-0057 & P05-0059:** Proposal of RRM Design Group on behalf of the City of Riverside Fire Department for a conditional use permit and design review of a plot plan and building elevations to construct a 7,157 square-foot fire station on an approximately 1.18 vacant acre parcel located on the easterly side of Sycamore Canyon Boulevard northerly of Eastridge Avenue, in the MP-BP-SP – Manufacturing Park-Business Park-Specific Plan Combining Zone.
- 16a. **PLANNING CASE P05-0058:** Proposal of the City of Riverside Fire Department for a conditional use permit to construct a 9,900 square-foot Urban Search and Rescue storage facility, a 7,900 square-foot fuel island canopy, a 10,203 emergency operations center and a two-story fire training facility on 1.5 acres located in the most northerly corner of the Municipal Corporation Yard located at 8095 Lincoln Avenue, situated on the northerly side of Lincoln Avenue between Jefferson and Adams Streets in the MP – Manufacturing Park Zone. *(This case to be heard concurrently with Planning Cases P05-0126 and P05-0027).*
- 16b. **PLANNING CASE P05-0126:** Proposal of the City of Riverside Fire Department for design review of a plot plan and building elevations for the construction of a 10,203 emergency operations center and a two-story fire training facility on 1.5 acres located in the most northerly corner of the Municipal Corporation Yard located at 8095 Lincoln Avenue, situated on the northerly side of Lincoln Avenue between Jefferson and Adams Streets in the MP – Manufacturing Park Zone. *(This case to be heard concurrently with Planning Cases P05-0058 and P05-0027).*
- 16c. **PLANNING CASE P05-0027:** Proposal of the City of Riverside for the design review of a plot plan and building elevations for the construction of a 9,900 square-foot Urban Search and Rescue storage facility and a 7,900 square-foot fuel island canopy on 1.5 acres located in the most northerly corner of the Municipal Corporation Yard located at 8095 Lincoln Avenue, situated on the northerly side of Lincoln Avenue between Jefferson and Adams Streets in the MP – Manufacturing Park Zone. *(This case to be heard concurrently with Planning Cases P05-0058 and P05-0126).*

E. **DISCUSSION OF FUTURE AGENDA ITEMS**

F. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

17. Discussion of CPC Rules of Conduct.
18. Report from the City Planning Commission representative to the City Land Use Committee.
19. Recent City Council actions of interest to the City Planning Commission.
20. Briefing on upcoming agenda items.

G. **MINUTES** No minutes.

H. **PUBLIC HEARING - 6:00 p.m.**

20. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

I. **ADJOURNMENT**

20. Adjournment to the March 31, 2005 meeting at 6:00 p.m. in the Art Pick Council Chambers.